

Construction drawings of your project are necessary for the plan review process. Please draw plans to scale with dimensions, showing clearly all of the work to be done. (Note recommended scales.)

Plot Plan

*Entire property with dimensions of boundaries, lot square footage, north arrow, legal description and scale (minimum 1"=10').

*Names of bordering streets and address of structure.

* Location of proposed fences (indicate fence height).

* Elevations of finish floors and slabs relative to street, curb or gutter, and elevations at property corners.

*Existing and proposed easements with dimensions and type of easement.

*Roof and foundation drain location, routing, slope, and elevations at discharge points.

*Indicate adjacent drainage ways, parks, city bike paths, public alleys, etc.

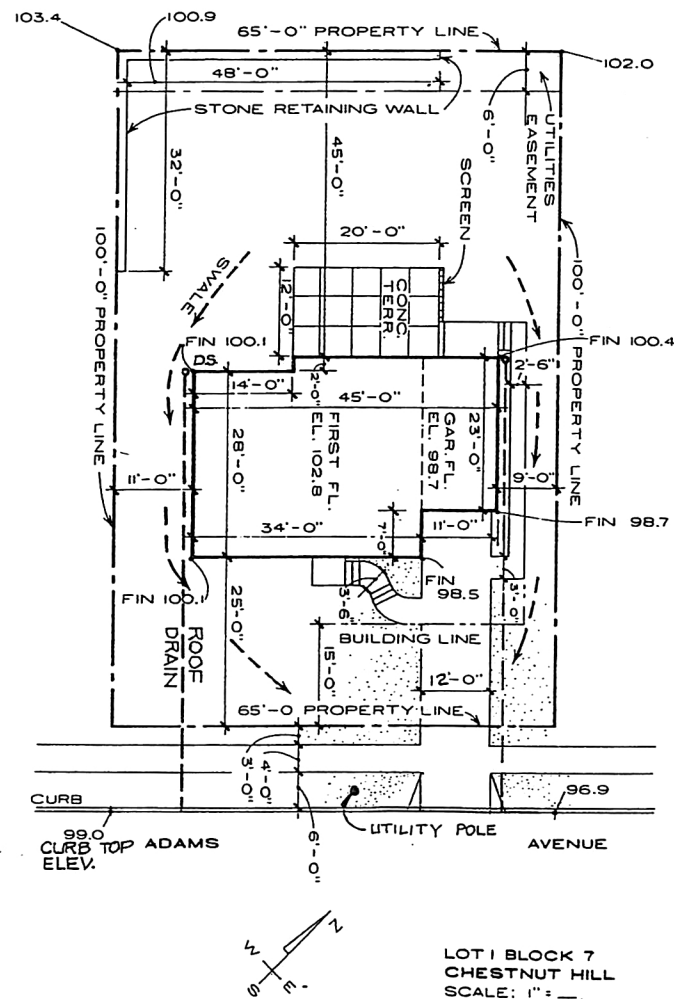
*Location of existing and proposed private and public utilities (sanitary, storm, water, power, telephone).

***Location and use of existing structures including decks, stairs, and patios, and proposed structure or addition, with dimensions and distances from property lines and other structures. CLEARLY distinguish existing from proposed features.**

*Existing and proposed grade elevations or contours, in sufficient detail to show all cuts, fills, slopes, and drainage patterns.

*Existing curbs with elevations, sidewalk location (existing and proposed), proposed driveway(s) and off-street parking area, with dimensions..

*Street trees and landscaping (when required by subdivision conditions).

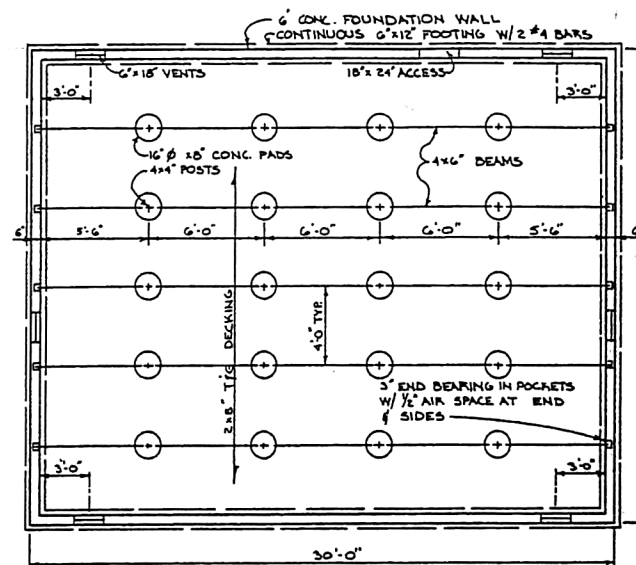


Scale 1/4"=1'0"

*Layout of foundation walls and concrete slabs, with dimensions and a cross section showing details of reinforcement steel.

*Size and location of footings, posts, beams, air vents, access holes, and integral footings in slabs.

*Size, direction and spacing of floor joists and/or beams.



(For each floor, including basement)

*Size and arrangement of rooms and partitions with rooms or spaces labeled. Location of garage fire protection.

*Location of plumbing fixtures, appliances, fireplaces, chimneys, and/or furnace. Indicate efficiency rating of the heating system.

*Heating duct layout if applicable.

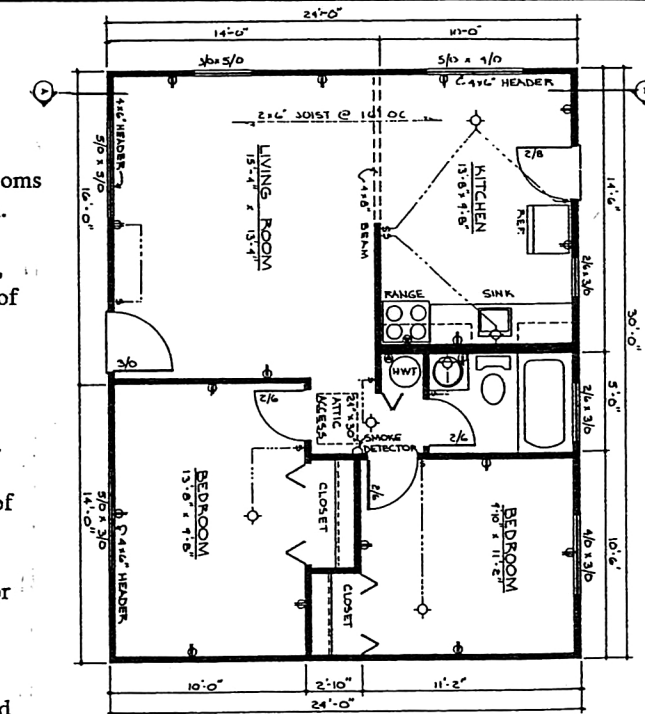
*Location of all electrical fixtures, outlets, panel, etc.

*Window size and type, door size and type, direction of door swing.

*Size, direction and spacing of ceiling joists, rafters or trusses. Truss design and stress analysis may be required.

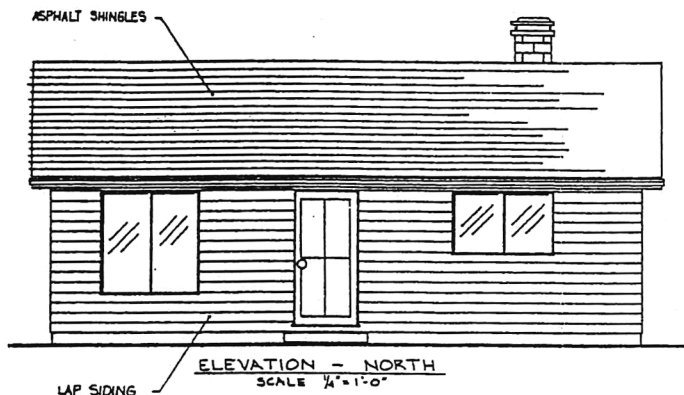
*Total square footage of living space for each floor and total square footage of garage and other accessory spaces.

*Location of attic and under floor accesses.



FLOOR PLAN 720 FT²

*Framing of decks and stairs greater than 30" above grade.



ELEVATIONS

Scale $\frac{1}{4}"=1'-0"$

(Label FRONT, REAR or NORTH, SOUTH, etc)

*All sides of building with exterior materials indicated.

*Depth of wall footings & foundations or piers if stepped.

*Height of building measured from adjacent ground to midpoint of sloping roof or top of flat roof.

CROSS SECTION(S) Scale $\frac{1}{4}"=1'-0"$ (or larger)

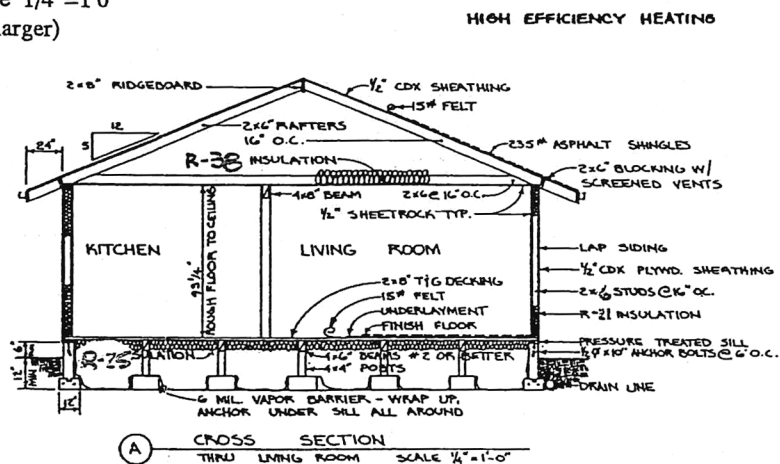
*All floor, wall and roof framing with size and spacing of members.

*Heights of crawl spaces, floors and ceilings, and pitch of roof.

*Footings, foundation, and finish grade.

*Roof and exterior wall materials including insulation and sheathing.

*NOTE: Framing member sizes used in illustration are for this example only.



DETAILS

Clearly show sizes, materials, connections and construction of the following if applicable:

- *Window details if not shown on floor plans
- *Fireplaces and chimneys
- *Framing plan of each floor and roof if not included on floor plans, or if framing is complicated.
- *Roof hips and valleys, decks, stairways, etc.
- *Skylights

NOTE: Computations, stress diagrams, and other data sufficient to show the adequacy of the structure may be requested by the Building Official.